



BASIC FACTS ABOUT

GHANA'S LAND ACT



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Developed By
Ghana Integrity Initiative-GII

With Funding Support from
Friends of Transparency International (TI)

The **Land and Corruption in Africa (LCA)** project was carried out by Transparency International (TI) and eight of its national chapters, including those in Ghana, Cameroon, Kenya, Uganda, Madagascar, Zimbabwe, Zambia, and South Africa, from 2015 to 2019. The project's first phase in Ghana saw some notable accomplishments, including effectively increasing citizen awareness and recognition of land corruption, securing fair and adequate compensation for displaced community members, and promoting women's land rights in terms of access, use, inheritance, control over, and ownership of their land. Friends of Transparency International, the BMZ, is continuing to sponsor Phase II of the LCA project, which will run from 2022 to 2025.

LCA II project aims to ensure that corrupt practices in land administration and land deals are addressed, contributing to improved livelihoods of men and women.

Compiled and Edited by **GII LCA II Team**

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Every effort has been made to verify the accuracy of the information contained in this report. All information was believed to be correct as of May 2023. Nevertheless, GII LCA II team cannot accept responsibility for the consequences of its use for other purposes or in other contexts.

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ACKNOWLEDGEMENT

In 2015–2019, Transparency International (TI) and eight of its national chapters, namely; Ghana, Cameroon, Kenya, Uganda, Madagascar, Zimbabwe, Zambia, and South Africa, carried out the Land and Corruption in Africa (LCA) project. In Ghana, the project made remarkable accomplishment during the first phase of the project (2015 to 2019). Among the accomplishment are; increased awareness and acknowledgment of land corruption amongst citizens, securing fair and adequate compensation for displaced community members, and promoting women's land rights in terms of access, use, inheritance, control over, and ownership of their land. The BMZ, Friends of Transparency International is supporting the Phase II of the LCA project, which will run from 2022 – 2025.

The Land and Corruption in Africa (LCA) Phase II (2022-2025) project builds on the solid foundation of knowledge, networks and learnings acquired from the implementation of the previous Land and Corruption in Africa project (2015-2019). The overall goal of the project is to ensure that corrupt practices in land administration and land deals are addressed, contributing to improved livelihoods of men and women.

Specifically, the project will contribute to ensuring that:

- i. networks of citizens in Africa are better equipped and mobilised to demand transparency and accountability in the land sector;
- ii. a diverse and inclusive set of stakeholders from civil society to the private sector advance anti-corruption initiatives to promote fair and transparent land governance; and
- iii. national and local decision-makers adopt anti-corruption laws, policies, and measures to prevent and redress corruption in land distribution, acquisition, dispute management and sanctions.



INTRODUCTION

The Ghana Integrity Initiative (GII) is the national chapter of Transparency International (TI), the global civil society organisation leading the fight against corruption through more than 100 chapters worldwide and an international secretariat in Berlin, Germany. *GII* raises awareness of the damaging effects of corruption and works with partners in government, business, and civil society to develop and implement effective measures to tackle it.

THE PROJECT

The Land and Corruption in Africa (LCA) Phase II (2022-2025) project builds on the solid foundation of knowledge, networks and learnings acquired from the implementation of the previous Land and Corruption in Africa project (2015-2019). Specifically, the project will contribute to ensuring that:

- A** networks of citizens in Africa are better equipped and mobilised to demand transparency and accountability in the land sector;
- B** a diverse and inclusive set of stakeholders from civil society to the private sector advance anti-corruption initiatives to promote fair and transparent land governance; &
- C** national and local decision-makers adopt anti-corruption laws, policies, and measures to prevent and redress corruption in land distribution, acquisition, dispute management and sanctions.

BACKGROUND

This manual seeks to create awareness and build citizens' capacity on Land and Corruption, Ghana's Land Act, 2020 (Act 1036) and GII's Corruption reporting platforms. The importance of creating awareness and building citizens' capacity to contribute to national development cannot be overemphasized. GII believes that when citizens are sensitized and informed, they become empowered and can take responsibility for themselves and their communities and contribute greatly to nation-building.

DEFINITION FOR LAND CORRUPTION

Land is a vital resource that sustains livelihoods across Sub-Saharan Africa, but also one that is heavily prone to corruption. According to Transparency International's 2013 Global Corruption Barometer¹, the land sector exhibits one of the highest bribery rates among public services, affecting one in five people globally. Transparency International defines land corruption as **corrupt practices within land administration and management**². There are many forms of land corruption that affect people in both rural and urban areas.

These include but not limited to:

- i. paying bribes during the land administration process;
- ii. women being sexually extorted in exchange for a land title or land services;
- iii. women and young people being denied land rights;
- iv. communities who are excluded from participating in land deals between private investors and local authorities;
- v. urban planning that unaccountable and when land speculation takes place;
- vi. when people are evicted from their land, unfairly compensated for their losses, excluded from participating in decision-making and denied access to relevant information.

Corruption in land management hits the poorest the hardest, creating situations that deny people's rights and damage livelihoods. Land corruption disproportionately affects the poor and marginalised, through opaque arrangements, bribes, and customary rules that deny women their land rights.

GHANA LAND ACT

The Parliament of Ghana passed the Land Act, 2020 (Act 1036) into law on December 23, 2020, and the President assented to it the same day. The new Land Act, 2020 (Act 1036) was enacted, among other things, to **reform, integrate, and consolidate land laws in order to promote sustainable land administration and management, effective and efficient land tenure**, and related concerns.

The Act is divided into three parts (Interests and Rights in Land, Land Administration and Land Management, Offences and Miscellaneous Provisions), and in 271 Sections capturing various aspects of land management and administration.

This part presents the details of Interests and Rights in Land as follows:

SECTION 1- INTERESTS IN LAND

The following are the interests in land:

- (a) allodial title;
- (b) common law freehold;
- (c) customary law freehold;
- (d) usufructuary interest;
- (e) leasehold interest; and
- (f) customary tenancy.

SECTION 2—ALLODIAL TITLE

Allodial title is

- (a) the highest or ultimate interest in land; and
- (b) held by the State or, a stool or skin, or clan or family or an individual; and may have been acquired through compulsory acquisition, conquest, pioneer discovery and settlement, gift, purchase or agreement.

SECTION 3—CUSTOMARY LAW FREEHOLD

(1) Customary law freehold is an interest which arises from a transaction under customary law, and it is

- (a) an absolute interest in land which is not subject to any proprietary obligations but is subject to the jurisdictional and cultural rights of the stool or skin, or clan or family which holds the allodial title;
 - (b) acquired when a person or group of persons, where the law permits, purchase land outright from the stool or skin, or clan or family which holds the allodial title or acquired by gift or inheritance; and
 - (c) of perpetual duration and is inheritable and alienable without the consent of or payment to the stool or skin, or clan or family.
- (2) The acquisition of customary law freehold interest by a non-citizen in respect of stool and skin lands has, since the **22nd day of August, 1969**, been proscribed

SECTION 4—COMMON LAW FREEHOLD

- (1) A common law freehold arises from a transaction to which the rules of law, generally known as common law, are applicable and is
- (a) of perpetual duration or for any other uncertain duration;
 - (b) subject to the interest of the State, the jurisdictional and cultural rights of the stool or skin, or clan or family which holds the allodial title;
 - (c) is held free from obligations to any other person; and
 - (d) inheritable and alienable.
- (2) The acquisition of common law freehold interest in respect of stool and skin lands has, since the 22nd day of August 1969, been proscribed.

SECTION 5 - USUFRUCTUARY INTEREST

- (1) Usufruct is an interest in land, which is
- (a) acquired in the exercise of an inherent right by a subject or a member of a stool or skin, or family or clan which holds the allodial tide through the development of an unappropriated portion of the land of the stool or skin, or family or clan or by virtue of an express grant; or
 - (b) acquired through settlement for a period of not less than fifty years, with

the permission of the holder of an allodial title by a non-indigene or group of non-indigenes or the descendants of the non-indigene or group of non-indigenes, except where the settlement is on agreed terms; and

(e) inheritable and alienable.

(2) Where alienation of the usufruct is to a person who

(a) is not a member of the stool or skin, or clan or family which holds the allodial title, or

(b) is not a non-indigene or from the group of non-indigenes who hold the usufructuary interest as provided in paragraph (b) of subsection (1) in the land in respect of which the usufruct is to be alienated, the alienation is subject to the written consent of the stool or skin, or clan or family or group and the performance of established customary obligations.

SECTION 6—LEASEHOLD INTEREST

A lease

(a) is an interest in land for a duration which is certain or capable of being ascertained;

(b) arises when a person who holds an allodial title, customary law freehold, common law freehold or usufructuary interest conveys to another person an interest in land for a specified term subject to terms and conditions;

(c) may, in the case of a sublease or an assignment, arise when the holder of a leasehold interest grants a sublease out of that interest or assigns that interest; and

(d) does not exhaust the interest of the grantor in the land.

SECTION 7—CUSTOMARY TENANCY

A customary tenancy

(a) is an interest in land which is created by contract;

(b) arises where a stool or skin, or clan or family which holds the allodial title

or a person who holds a customary law freehold or usufructuary interest enters into an agreement with another person to grant that other person an interest in land upon agreed terms and conditions; and

(c) may involve the payment of rent, the sharing of the produce of a farm or the physical partition or severance of the farm or land.

SECTION 8—INCIDENTS OF INTEREST IN LAND

Subject to sections 2, 3, 4, 5, 6 and 7, the bundle of rights and obligations that attach to any form of interest in land shall be determined by the applicable source of law which is the basis of that interest.

SECTION 9—STOOL OR SKIN, OR CLAN OR FAMILY LAND

- (1) A stool or skin, or clan or family land shall vest in the appropriate stool or skin, or clan or family on behalf of, and in trust for, the subjects of the stool or skin, or members of a clan or family in accordance with customary law and usage.
- (2) A person shall not create an interest in, or right over, any stool or skin, or clan or family land which vests in that person, another person or a body of persons a freehold interest in that land, howsoever described.
- (3) Subsection (2) does not take away the inherent right of a subject of a stool or a skin, or a member of a clan or family to the usufructuary interest in a vacant portion of the stool or skin, or clan or family land.

SECTION 10—RESTRICTIONS ON ACQUISITION OF LAND BY NON-CITIZEN

- (1) A person shall not create an interest in, or right over, land in Ghana which vests in another person who is not a citizen of Ghana, a freehold interest howsoever described.

- (2) An agreement, deed or conveyance of whatever nature, which seeks, contrary to subsection
 - (i), to confer on a person who is not a citizen of Ghana a freehold interest in, or right over, land is void.
- (3) A freehold interest in or right over any land in Ghana, held on the 22nd day of August, 1969 by a person who is not a citizen of Ghana is deemed to be a leasehold interest for a period of fifty years.
- (4) The leasehold interest under subsection (3) shall be at a peppercorn rent and commence from the 22nd day of August, 1969.
- (5) The freehold reversionary interest in any land converted into leasehold under subsection
 - (iii) shall vest in the President on behalf of, and in trust for, the people of Ghana.
- (6) A person shall not create interest in, or right over, land in Ghana which vests in any person who is not a citizen of Ghana a leasehold for a term that exceeds fifty years at any one time.

SIGNIFICANT INNOVATIONS IN THE LAND ACT SUMMARIZED

SECTION 11—PROHIBITION OF DISCRIMINATORY PRACTICE

Prohibition of Discriminatory Practices

In accordance with the 4th Republican Constitution of Ghana, every transaction will be rendered as void, any decision or practice in respect of land under customary tenure which discriminates on grounds of place of origin, ethnic origin, political opinions, colour, gender, occupation, religion or creed, disability, or social or economic status. Decisions in respect of such lands, however, must be in accordance with the customs, traditions and practices of the community concerned.

SECTION 12—PROTECTION OF LAND AND INTEREST IN LAND;

Criminalizes Land Guards and their activities

The law provides that a person who unlawfully exercises control or supervision over development of a land in a location or that person has no interest in land yet extorts money or other benefit from a person with interest in land or prevent a developer from developing the land commits an offence and on summary conviction may suffer a term of imprisonment or a fine or both. Again, a person who uses or through another person uses force, violence, or intimidation to prevent or obstruct a lawful owner of land from developing the land also commits an offence and may suffer a term of imprisonment or fine or both upon summary conviction.

SECTION 12(4) - AN ACTION AGAINST AN UNKNOWN TRESPASSER

The law allows a person who has an interest in the land to apply to court for an interlocutory injunction against an unknown trespasser on the land.

SECTION 50(9) - EXPANSIVE/INNOVATIVE IMPLIED COVENANTS

Where a lease in respect of a bare land is granted by a person who holds an allodial or usufructuary interest in the land and the lessee is an indigene of the area where the land is situated, the lease is subject to automatic renewal where the lessee has developed the land for residential purposes; or farms perennial crops on the land; or has a commercial or industrial property on the land for the same duration as the original lease when the lease expires.

The new Act enacts that unless the parties expressly provide in the lease, where bare land is leased to a citizen of Ghana who is not an indigene of the area where the land is situated, there shall be an implied term in the lease that the lessee is entitled to a renewal of the lease.

Again, a lease of a bare public land granted by the Republic to a citizen of Ghana is subject to automatic renewal on terms agreed upon by the parties. Note however, this automatic renewal is inapplicable in situations where the lease is in respect of a commercial property; or the leased property is required for re-development.

SECTION 5(1)(b) - USUFRUCTUARY INTEREST

The holder of the Usufructuary interest is proscribed from alienating any interest in the land to a person who is not entitled to that interest without the written consent of and adequate payment to the allodial owner, which consent shall not be unreasonably withheld. Furthermore, Act 1036, gives legal recognition to long peaceful occupation of land by non-indigenes or group of non-indigenes or their descendants for a period of not less than 50 years to be considered as part of the community, and therefore have acquired the usufructuary interest except where the settlement terms were agreed upon.

SECTION 9(2) - RESTRICTIONS ON THE CREATION OF FREEHOLD INTEREST

The law proscribes the grant of freehold interest in, or right over any clan or family lands to be in alignment with similar provisions on stool lands under

article 267(5) of the 1992 Constitution.

SECTION 9 - CONSENT OF SPOUSE REQUIRED IN A LAND TRANSACTION

It is a requirement for a spouse to obtain written consent before selling, exchanging, transferring, mortgaging, or leasing the land, right or interest in the land or enter into a contract for the sale, exchange, transfer. Consent should not be unreasonably withheld by the other spouse.

SECTION 50(11) - CLARITY ON JURISTIC PERSONS WHO ARE NON-CITIZENS AS REGARDS THE ACQUISITION OF INTERESTS IN LAND EXCEEDING 50 YEARS

A company or corporate body held by individuals (entities) who holds more than 40% of its equity shares is classified as non-citizen (foreigner). This means that such companies shall not be able to hold more than fifty years interest in land.

SECTION 9 - OCCUPANTS OF STOOLS ARE FIDUCIARIES AND ACCOUNTABLE

A chief, tendana, clan head, family head or any other authority in charge of the management of stool or skin, or clan or family land, is a fiduciary charged with the obligation to discharge the management function for the benefit of the stool or skin, or clan or family concerned and is accountable as a fiduciary. Such a person shall be transparent, open, fair, and impartial in making decisions affecting the specified land. A contravention of these fiduciary duties shall, upon summary conviction, face a fine or term of imprisonment or both. Further, the provisions of the Head of Family (Accountability) Act, 1985 (PNDCL 114) equally apply to all the fiduciaries and not just the head of family. It must be noted, however, that there should be the exhaustion of all customary procedures for the making of the occupant of the stool or the skin or the tendana to render account or maintain records of the stool, skin, or clan lands, where a procedure exists.

SECTION 13 - NO ALIENATION OF AN INTEREST IN AN ALLODIAL LAND UNLESS LAND IS REGISTERED

An allodial title holder is prohibited from disposing of an interest in a portion of the land held by the allodial title holder, unless the whole land covered by the allodial title is registered. It must be observed however, that, the allodial title holder is allowed to register an interest in a portion of the land held by the allodial title holder, if upon an application to the Lands Commission, the Commission is satisfied that the remaining portion of the land held by the allodial title holder falls (a) outside the title registration district; or (b) within an area affected by the land in dispute.

SECTION 182 - REGISTRATION OF STOOL OR SKIN, OR CLAN OR FAMILY LAND

(1) Subject to this Act and any other enactment, where land or interest in land is vested in a stool or skin, or clan or family, the stool or skin, or clan or family shall be registered as proprietor of that land or interest.

(2) An application for the registration of allodial title which is evidenced by an instrument shall not be processed unless there is attached to the instrument an approved plan of the land.

(3) An allodial title holder who intends to register that title shall demarcate, survey and prepare a plan of that land with the approval of the Director of the Survey and Mapping Division.

(4) An allodial title holder shall not dispose of an interest in a portion of land held by the allodial title holder, unless the whole land covered by the allodial title is registered.

(5) For the avoidance of doubt, no plan of any parcel of land attached to any instrument shall be registered unless the land is demarcated and surveyed by an official surveyor or a licensed surveyor and the plan is approved by the Director of the Survey and Mapping Division.

(6) Despite subsection (4), an allodial title holder may register an interest in a portion of the land held by the allodial title holder, if upon an application to the Lands Commission, the Commission is satisfied that the remaining portion of the land held by the allodial title holder falls.

SECTION 2 & SECTION 234 - STATE CAN ACQUIRE ALLODIAL TITLE UPON COMPULSORY ACQUISITION

It allows the State the right to acquire the allodial title through compulsory acquisition. The State may, with the agreement of the owner of any land required for public purposes, purchase that land, for a consideration that may be mutually agreed. Further, the State may accept land as a gift from the owner of the land and the land shall, where the donor specified a purpose for the gift, be used for the purposes determined by the donor.

SECTION 236 - UNLAWFUL OCCUPATION OF PUBLIC LAND CREATES NO INTEREST IN THE TRESPASSER

Despite the provisions under the Limitation Act, 1972 (NRCD 54) or any other law, a person who unlawfully occupies public land does not acquire any interest and or right over that land by reason of the said occupation. Again, a person shall not acquire any interest in a public land either by prescription or adverse possession. Where a person occupies public land unlawfully, he shall be given 21 days' notice by the appropriate agency to vacate, failure thereof entitles the appropriate agency to eject the person from the land and or confiscate any goods on the land; the law allows the use of reasonable force in this exercise. Note that it is an offence to without reasonable excuse occupy and or encroach or interfere with public land.

SECTION 268 - VESTING OF STOOL, SKIN, CLAN, OR FAMILY LAND IS UNLAWFUL

It is unlawful to vest clan or family land in the State. Similarly, it is unlawful to vest stool or skin land in the State.

SECTION 73 - ELECTRONIC CONVEYANCING

Electronic conveyancing is permitted under the New Act. It is now a lawful means of effecting a transfer of land or an interest in land. This is a more expeditious means of transferring land or interests in land. Legal practitioners granted license may engage in electronic conveyancing.

SECTION 91(2)(4) - DISPUTE RESOLUTION

It has expansive provisions on dispute resolution. There are numerous provisions for the adoption of alternative dispute resolution (ADR) under the Alternative Dispute Resolution Act, 2010 (Act 798) as the preferred mode of dispute resolution.

Some of the provisions are permissive while others are mandatory.

It is mandatory for any action concerning any land or interest in any land as well as any dispute or uncertainty concerning boundaries of land in a registration district to be resolved by ADR under Act 798. 16. Furthermore, the Act enacts that a Court shall not entertain any such action unless the dispute resolution procedures under Act 798 are exhausted.

SECTION 70 - RULES FOR CONVEYANCING

The law has introduced clear and simple language or words to be used in a conveyance. Words like “conveys to”, “interest”, “land” and “all” may be used in a lease instead of the words “demise”, “grants and conveys unto”, “estate”, “piece or parcel of land” etc.

SECTION 102(3), (4) - CONSENT TO REGISTER LARGE DISPOSITIONS OF LAND

The law requires that registration of large-scale dispositions of land (four hectares for residential purposes and twenty hectares for agricultural, civic, cultural, commercial or industrial purposes) requires consent and concurrence from the appropriate stool, skin or family.

SECTION 14 TO 18 - ESTABLISHMENT OF CUSTOMARY LAND SECRETARIAT (CLS)

(1) A stool or skin, or clan or family that owns land shall in accordance with this Act, establish a Customary Land Secretariat as prescribed by Regulations made under this Act for the management of its land.

(2) The Lands Commission and the Office of the Administrator of Stool Lands shall collaborate in the establishment and performance of functions in relation to a Customary Land Secretariat under this Act.

(3) The Lands Commission and the Office of the Administrator of Stool Lands shall provide technical and advisory services in the establishment of a Customary Land Secretariat.

(4) A Customary Land Secretariat shall, at the end of every three months, submit to the Lands Commission and the Office of the Administrator of Stool Lands records of each transaction recorded by the Customary Land Secretariat.

(5) The records required under subsection (4) shall be in the form prescribed in Regulations made under this Act.

(6) The Lands Commission and the Office of the Administrator of Stool Lands shall maintain a register of Customary Land Secretariats.

SECTION 15 - FUNCTIONS OF THE CUSTOMARY LAND SECRETARIAT

(1) A Customary Land Secretariat shall, in relation to customary interests, rights and transactions, perform the following functions:

(a) record the interests and rights in land, and keep and maintain accurate and up-to-date records of land transactions in the area of operation of the Customary Land Secretariat;

(b) provide a list of existing customary interests and rights in land in the area of operation of the Customary Land Secretariat including indication of

persons with the capacity to make grants of the interests and rights in that area;

- (c) provide relevant
 - (i) records on land,
 - (ii) information on hierarchy of interests and rights in land, and
 - (ii) laid down processes for effective dispute resolution;
 - (d) facilitate the settlement of land disputes through alternative dispute resolution;
 - (e) facilitate the participatory preparation of local plans;
 - (f) undertake community education, sensitisation and awareness creation on land issues;
 - (g) prepare periodic accounts of all revenue received at the Customary Land Secretariats in accordance with clause (8) of article 36 of the Constitution;
 - (h) provide facilities for search to be conducted on the records on land; and
 - (i) perform any other functions in relation to land as determined by the land owning group.

SECTION 117—REGISTRATION AND PLANNING REGULATIONS

(1) The Land Registrar shall, in the performance of the duties of the Office, comply with any local plan for the area in respect of which an application for registration has been made.

- (2) A District Assembly shall submit to the Regional Lands Commission
- (a) copies of the local plan, within one month after the coming into force of this Act, in the case where an approved local plan already exists; or
 - (b) copies of the local plan, within three months after the approval of the local plan, in the case where an approved local plan does not exist.

(3) Registration of a parcel contrary to subsection (1) is void.

(4) A Land Registrar who wilfully registers land or an interest in land contrary to subsection

(1) commits an offence and is liable on summary conviction to a fine of not less than five hundred penalty units and not more than one thousand penalty units or to a term of imprisonment of not less than one year and not more than three years or, to both.

(5) The requirement for compliance with the local plan for registration of land does not apply to the registration of the allodial titles of stools or skins, or clans or families, and of a usufruct.

(6) Despite subsections (1), (2) and (3), the Regional Lands Commission may, for justifiable reasons, authorise a Land Registrar in writing to register a parcel of land falling within a defined area which does not have an approved local plan.

(7) The Regional Lands Commission shall give notice to a District Assembly in which the land to be registered is located of the intention of the Lands Commission to register land in pursuance of subsections (5) and (6)

PENALTY REGIME

SECTION 103(4) – EXEMPTION FROM STAMP DUTY

The law provides that instrument relating to first registration of stool, skin, clan or family lands are exempt from the payment of stamp duty

The new law has significant provisions for offences relating to Officials of Land Commission, Private persons and transactions relating to land.

SECTION 277—OFFENCES

- (1) A public officer or any other person who
- (a) falsifies land records,
 - (b) fraudulently issues any document or makes or procures the registration of any document or instrument or erases an entry in or alters a document kept in or issued by the Lands Commission,
 - (c) fraudulently removes from the Lands Commission any land register or part of any land register or any other document or part of any other document filed with the Lands Commission,
 - (d) fraudulently defaces, obliterates or mutilates any land register or other document kept in the Lands Commission,
 - (e) fraudulently makes any unauthorised entry or alteration to be made in any land register
or any other document kept in the Lands Commission,
 - (f) fraudulently deletes, alters, obliterates or damages electronic records of the Lands Commission, or
 - (g) unlawfully accesses, downloads, transfers, copies or engages in any

other act that compromises the integrity of the records at the Lands Commission, commits an offence and is liable on summary conviction to a fine of not less than one thousand penalty units and not more than two thousand penalty units or to a term of imprisonment of not less than two years and not more than five years or to both.

(2) A person who

(a) purports to make a grant of land to which that person has no title,

(b) purports to make a grant of land without authority, or

(c) makes conflicting grants in respect of the same piece of land to more than one person, commits an offence and is liable on summary conviction to a fine of not less than seven thousand five hundred penalty units and not more than fifteen thousand penalty units or to a term of imprisonment of not less than seven years and not more than fifteen years or to both.

(3) A person who without reasonable excuse, the burden of proof which shall be on that person, wilfully neglects or refuses to indicate the land of that person or land in which that person claims an interest or to assist in the demarcation of that land, when required to do so by a surveyor or an officer acting under this Act, commits an offence and is liable on summary conviction to a fine of not less than one thousand penalty units and not more than two thousand penalty units or to a term of imprisonment of not less than three years and not more than five years or to both.

(4) A person who fails to comply with an order, contained in a notice duly served on that person under this Act commits an offence and is liable on summary conviction to a fine of not less than two hundred and fifty penalty units and not more than five hundred penalty units or to a term of imprisonment of not less than one year and not more than three years or to both.

(5) A person who obstructs an authorised officer in the performance of functions under this Act commits an offence and is liable on summary conviction to a fine

of not less than five hundred penalty units and not more than one thousand penalty units or to a term of imprisonment of not less than two years and not more than four years, or to both.

(6) Proceedings or a conviction in respect of any act which is an offence under this section shall not affect any remedy which a person aggrieved or injured by the act may be entitled to, against the person or the estate of the person who committed the act.

- Land guard activities have been completely outlawed.
- Offences relating to breach of fiduciary duties of chiefs, Tendana, clan or family heads. A breach of an obligation to manage lands for the benefit of the people attracts an imprisonment term between five (5) to ten (10) years or fines between 5000 to 10,000 Penalty Units (PU) on summary conviction.

ADVOCACY AND LEGAL ADVICE CENTRE (ALAC)

An office set up by GII, the local chapter of Transparency International (TI) to provide free confidential service that offers victims and witnesses of corruption an avenue to report and pursue incidences of corruption for redress.

OBJECTIVES OF ALAC

Established in 2009 to:

- a. Empower citizens to report corruption
- b. Raise awareness on impact of corruption and the need for corruption reporting
- c. Provide legal advice to victims on corruption
- d. Change behavior and encourage institutional reforms and procedures for accessing public services
- e. Advocate for systematic reforms

OPERATIONAL AREAS/STRUCTURES ALAC

- i. ALAC Main Office-GII Accra
- ii. Regional Offices-Ashanti, Northern, Volta.
- iii. ALAC Steering Committee
- iv. Investigative Journalists

ALAC SERVICES

1. Call-in services
(via toll free lines & WhatsApp)
2. Walk-in services
3. Legal Services
4. Mobile ALACs
5. ADR Services
6. Referrals to anti-corruption institutions & Follow-ups

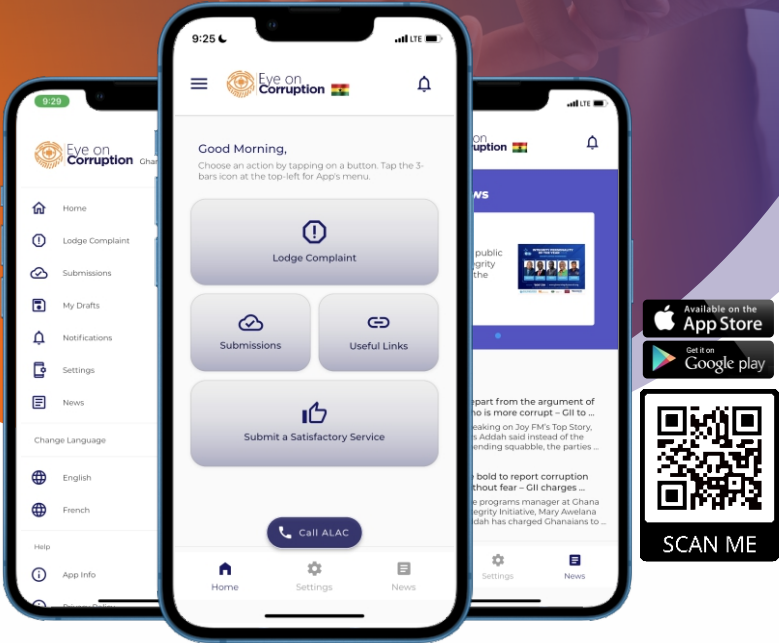
REPORT CORRUPTION



**ADVOCACY AND LEGAL ADVICE
CENTRE (ALAC)**



EYE ON CORRUPTION



The "Eye On Corruption" mobile app allows you to **report or submit a corruption related complaint** to GII's Advocacy & Legal Advice Center (ALAC)

It is Easy, Secure and Convenient

- ✓ Report Institutional | Individual Corruption
- ✓ Get the latest news on Corruption
- ✓ Call ALAC with just a click
- ✓ Available in three languages

For more info visit:

www.ecapp.org

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